

ITEM NO. 6.**COMMITTEE DATE:** 24/04/2017

APPLICATION NO: 17/0302/02
APPLICANT: Mr Worth
PROPOSAL: Reserved matters pursuant to outline approval 14/4716/01 for construction of a single dwelling on land West of Pennsylvania Road (Revised Scheme).
LOCATION: Land adjacent to, 157 Pennsylvania Road, Exeter, EX4
REGISTRATION DATE: 20/02/2017
EXPIRY DATE: 17/04/2017

HISTORY OF SITE

14/4716/01 -	Outline application for the erection of a dwelling	PER	13/04/2015
16/0228/02 -	Reserved matters pursuant to the granting of planning permission ref: 14/4716/01 for the proposed erection of a dwelling on land to the west of Pennsylvania Road	PER	15/04/2016
16/0699/32 -	Discharge of Condition 4 (Materials) and Condition 9 (Site Survey) of application ref: 16/0228/02	PER	12/07/2016

DESCRIPTION OF SITE/PROPOSAL

The application site refers to a plot of land at the top of Pennsylvania Road on the northern edge of the city. The land within and surrounding the site slopes downhill towards the east and south. The site is currently a building site, with a detached dwelling under construction which was approved in 2016 (ref:16/0228/02). The current application seeks permission for revisions to the design of the approved scheme including revised fenestration to the east elevation and revised ground levels to outdoor space.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Design and access statement.

REPRESENTATIONS

28 objections received, raising various concerns including procedural matters and some matters of principle that are not considered material to planning. The points that are material planning considerations and that relate to the current application are centred on the visual impact of the proposed development which is seen as undesirable, and the feeling that it would have an overbearing impact on the privacy and amenities of nearby residents.

CONSULTATIONS

Southwest Water: standing advice.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance
National Planning Policy Framework

Exeter Local Plan First Review 1995-2011
AP1 - Design and Location of Development
DG1 - Objectives of Urban Design
DG4 - Residential Design and Layout

Other Documents
Residential Design Guide Supplementary Planning Document

OBSERVATIONS

As described above this application seeks approval for a number of revisions to the approved design for a detached dwelling on the site. The development has generated a lot of public interest from nearby residents who are generally unhappy with the scale and height of the approved dwelling on this elevated site on a hilltop location. It is necessary to separate the displeasure with the previously approved development from the development proposed in the current application. In that regard very few of the objections referred specifically to the amendments to the previously approved design. The changes from the previously approved scheme comprise revised window design and layout on the east elevation and changes to the approved ground levels within the garden area of the site.

The approved design shows a pair of glazed doors and a window on either side of the central stairwell on the ground floor and two pairs of glazed doors on either side of the stairwell on first floor. The proposed design would replace all of these windows with a single massive pair of sliding glazed doors, so that there would be one serving each of the rooms on either side of the central stairwell at ground and first floor level. The single large rooflight in the east roof slope would be replaced by a pair of large rooflights. The ground outside the east elevation would be excavated down to lower ground floor level from around the centre of the east elevation back to meet the ground level of the garden space to the north of the dwelling, and a terrace installed at what would have been ground level.

It is considered that the proposed revisions to the window design and layout on the east elevation would not improve the aesthetic quality of the proposed dwelling. However it is considered that the proposed amendments to the previously approved scheme would not result in significant harm to the character or appearance of the site or the surrounding area.

The proposed amendment to the external ground levels and introduction of a terrace area at what would previously have been ground level would not impact significantly on the character or appearance of the area, as it would be mostly screened by the existing boundary treatment and the elevation relative to nearby public views into the site.

With regard to the impacts on the privacy and amenities of nearby residents arising from the proposed development, the agent has confirmed that the application does not seek to increase the height of the building. The changes to the window design and layout would not introduce any new opportunities for overlooking and would not make worse the impact of the previously approved design. There would be no significant increase in the number of windows or the area of glazing.

The proposed changes to ground levels in the garden would not result in a loss of privacy or amenity for nearby residents. The proposed new terrace area would be installed at the same height as the ground level before the proposed excavation works.

RECOMMENDATION

Approve subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the following submitted details, as modified by other conditions of this consent:

Drawing no: 2177/100 Rev A; Marypole Head, Site Location Plan; dated March 16 and received by the Local Planning Authority 20 Feb 2017

Drawing no: 2177/101 Rev B; Marypole Head; Proposed Site Plan; dated Dec 16 and received by the Local Planning Authority 20 Feb 2017

Drawing no: 2177/105 Rev B; Marypole Head, Proposed Landscaping Plan; dated Feb 17 and received by the Local Planning Authority 20 Feb 2017

Drawing no: 2177/110 Rev.B; Marypole Head, Proposed Basement & Ground Floor Plans; dated Feb 17 and received by the Local Planning Authority 20 Feb 2017

Drawing no: 2177/111 Rev.B; Marypole Head, Proposed First & Second Floor Plans; dated Feb 17 and received by the Local Planning Authority 20 Feb 2017

Drawing no: 2177/125 Rev.B; Marypole Head, Proposed Elevations; dated Feb 17 and received by the Local Planning Authority 01 March 2017

Drawing no: 2177/126 Rev B; Marypole Head, Proposed Elevations; dated Feb 17 and received by the Local Planning Authority 03 March 2017

Drawing no: 2177/127 Rev A; Marypole Head, Proposed Elevations; dated Feb 17 and received by the Local Planning Authority 20 Feb 2017

Drawing no: 2177/128 Rev A; Marypole Head, Proposed Elevations; dated Feb 17 and received by the Local Planning Authority 20 Feb 2017

Ref no: 2177/150 Rev B; Design & Access Statement; received by the Local Planning Authority 20 Feb 2017

Reason: In order to ensure compliance with the approved drawings and details.

- 4) Prior to the commencement of any works on site, samples of the materials to be used externally in the construction of the development shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with these agreed details.

Reason: To ensure that the materials conform with the visual amenity requirements of the area.

- 5) Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 or any Order revoking and re-enacting that Order, no extension, garages or other development shall be carried out within the curtilage of the dwelling(s) without the formal consent of the Local Planning Authority.

Reason: In order to protect the visual and residential amenities of the surrounding area and to prevent overdevelopment.

- 6) The landscaping scheme submitted and approved shall be carried out within one year of completion of the development and any trees, hedges, shrubs or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity.

- 7) No part of the development hereby approved shall be brought into its intended use until the access improvements have been provided in accordance with drawing 2010-68.P1.0 of application ref: 14/0648/03 and maintained for this purpose at all times.
Reason: To provide a safe and suitable access for all users, in accordance with paragraph 32 of the National Planning Policy Framework.
- 8) Construction/demolition work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.
Reason: To protect the amenity of neighbouring residents during the construction of the dwelling

Local Government (Access to Information) 1985 (as amended).
Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre,
Civic Centre, Paris Street, Exeter: Telephone 01392 265223